



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 347

• House - Duras •



## DETAILS

**Land surface:** 6500 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 0

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

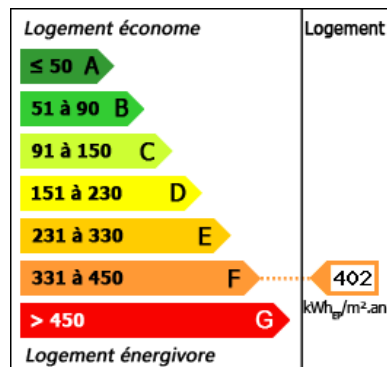
**Swimming pool:** Yes

**Ground floor living:** Yes

**Work needed:** Second work

**Fireplace:** Yes open hearth

**Built:** Not specified



Storey house in the countryside in a green environment, large living room, 3 bedrooms, POOL, beautiful land of approval. To bring up to date. Ideal second home

135 m<sup>2</sup> living

6 500 m<sup>2</sup>

- Eymet -

1 Place Gambetta

24500 Eymet

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Price fees included

149 000 €

Agency fees: 6,4 % VAT included\*

Price without fees: 140 000 €

\*The agency fees are entirely at the cost of the purchaser





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## • Description ref n°347 •

House construction of 70-80 years' including: An entrance 22.77m<sup>2</sup> room with open fireplace, tiled floor, 42m<sup>2</sup> living room, terracotta floor, beamed ceiling, three doors leading onto a large terrace with low wall 28m<sup>2</sup> room, wooden floor Room of 14m<sup>2</sup>, ground clay 7.68m<sup>2</sup> kitchen, tiled floor Bathroom of 4.80m<sup>2</sup> Hallway with cupboards, terracotta tiled floor Room of 10m<sup>2</sup>, ground clay Bathroom 6m<sup>2</sup> Separate toilet Attached garage 44m<sup>2</sup> Accreditation wooded land with parking space, inground pool chlorine General condition: shell (Vintage insulation) and roof (without insulation) in good condition; joinery simple wooden windows with shutters, heating fuel / wood, producing water by cumulus changed there is approximately 1 year, individual type of septic tank conforms controlled Interior modernize.

